



February 22, 1993

Certified Mail # P 839 945 823

Lake County Records Office  
255 N. Forbes St.  
Lakeport, CA 95453

**Notice in Deed - IT Benson Ridge Property**  
**Assessor's Parcel Numbers 7-018-13, 7-029-6, 7-030-21, 9-022-01**

Dear Recorder:

Attached is information relative to the above referenced property IT Corporation requests be included as a notation in the deed. Please re-record the deed with this information now added to it. Following recording of this information, please mail the new recording to:

David C. McMurtry  
Director of Environmental Affairs  
IT Corporation  
4585 Pacheco Blvd.  
Martinez, CA 94553

A check for \$11.00 is enclosed to cover expenses related to processing the request.

If you have any questions regarding this notation, please contact me at (510) 372-9100.

Sincerely,

A handwritten signature in black ink, appearing to read "Rebecca D. Willmschen", with a long horizontal flourish extending to the right.

Rebecca D. Willmschen  
Environmental Specialist

Attachment

LTR/93-0029.DL

## HAZARDOUS WASTE RESTRICTIONS

IT Corporation, owner of the real property referred to as the Benson Ridge Facility located in the County of Lake, State of California, described as the portions of Sections 19 and 13, Township 13N, Range 8W, and portions of Sections 24 and 25, Township 13N, Range 9W of Book 14 Parcel Maps, Pages 44 and 45, filed on May 17, 1978, declares that a portion of the above described property has been used for hazardous waste management. Hazardous waste management operations were conducted within an area of approximately 9 acres of the 150 acre parcel (Assessor's Parcel Numbers 7-018-13, 7-029-6, 7-030-21, and 9-022-01). The survey plat, sent to Lake County Environmental Management on February 22, 1993, identifies the locations of hazardous waste. Operations were conducted under Land Use Permit No. 76-65 issued by the County of Lake on June 3, 1976 and expanded on July 3, 1978.

The Benson Ridge facility received liquid, sludge, and solid wastes from the geothermal industry in the Geysers area. The facility ceased receiving wastes in 1984. Closure of the facility, conducted during 1991 and 1992, consisted of solidifying/stabilizing waste prior to its transfer to the two cells of the Waste Consolidation Area (WCA) located in the northern portion of the facility, construction of an evaporation basin for remediation of impacted groundwater, installation of a groundwater control system, construction of engineered closure covers over the WCA and waste excavation area (WEA), and construction of a surface water runoff control system. Approximately 103,000 cubic yards of waste, subsoils, and solidification agents are contained in the WCA. No wastes remain in the WEA.

Due to the presence of hazardous waste or waste constituents on the above described nine acres of this property, the use of the property is restricted under the California Code of Regulations, Division 4.5 - Environmental Health Standards for Management of Hazardous Waste, Chapter 15 - Interim Status Standards for Owners and Operators of Hazardous Waste Transfer, Treatment, Storage and Disposal Facilities, Article 7 - Closure and Post-Closure. The following restriction exists: the closure covers and other system components shall not be disturbed or destroyed unless the State of California finds that it is necessary to the proposed use of the property and will not increase the potential hazard to human health or the environment or it is necessary to reduce a threat to human health or the environment.

The declaration and restriction is made in accordance with Title 22 California Code of Regulations, Sections 66265.116 and 66265.119.

AND WHEN RECORDED MAIL TO

James M. Redwine  
Corporation  
23456 Hawthorne Blvd.  
Torrance, CA 90505

MAIL TAX STATEMENTS TO

IT Corporation  
23456 Hawthorne Blvd.  
Torrance, CA 90505

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## Corporation Quitclaim Deed

CAT. NO. NN00576  
TO 1920 CA (1-86)

THIS FORM FURNISHED BY TICOR TITLE INSURERS

The undersigned grantor(s) declare(s): **Exempt from Taxation - No Transfer or consideration**  
Documentary transfer tax is \$ **0** **R&T \$11911**  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and encumbrances remaining at time of sale.  
( ) Unincorporated area: ( ) City of \_\_\_\_\_, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**IT Corporation**

a corporation organized under the laws of the State of **California**

hereby REMISES, RELEASES AND QUITCLAIMS to **IT Corporation, a California corporation**

following described real property in the \_\_\_\_\_, State of California:  
County of **Lake**  
- Please see Exhibit A annexed hereto and incorporated herein by reference.  
- The described real property is subject to Hazardous Waste Restrictions attached hereto as Exhibit B and incorporated herein by reference.

In Witness Whereof, said corporation has caused its corporation name and seal to be affixed hereto and this instrument to be executed by its Vice President and Assistant Secretary thereunto duly authorized.

Dated: October 15, 1993

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } ss.

**IT CORPORATION**

On October 15, 1993 before me, the undersigned, a Notary Public in and for said State, personally appeared JAMES M. Redwine  
and Frank C. Rice

By [Signature] Vice  
President  
By [Signature] Asst  
Secretary

personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the VICE  
President, and Assistant Secretary

personally known to be or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the \_\_\_\_\_  
Secretary of the Corporation that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its laws or a resolution of its board of directors.  
WITNESS my hand and official seal.



Signature Debora M. Norton

(This area for official notarial seal)

Title Order No. \_\_\_\_\_ Escrow or Loan No. \_\_\_\_\_

MAIL TAX STATEMENTS AS DIRECTED ABOVE

## **EXHIBIT A**

Parcel C as shown on a map filed in the office of the County Recorder of said Lake County on May 17, 1978, in Book 14 of Parcel Maps at Pages 44 and 45.

**EXCEPTING THEREFROM** all oil, gas, minerals, hydro-carbons and geothermal energy, steam and by-products thereof as reserved in the two following Deeds:

A) From F. Langwith Berry to V. A. Neasham, et al., recorded August 22, 1978, in Book 949 of official Records of Lake County at Page 273.

B) From Ruth F. Fincke to V. A. Neasham, et al., recorded August 22, 1978, in Book 949 of official Records of Lake County at Page 274.

## **Exhibit B**

### **HAZARDOUS WASTE RESTRICTIONS**

IT Corporation, owner of the real property referred to as the Benson Ridge Facility located in the County of Lake, State of California, described as the portions of Sections 19 and 13, Township 13N, Range 8W, and portions of Sections 24 and 25, Township 13N, Range 9W of Book 14 Parcel Maps, Pages 44 and 45, filed on May 17, 1978, declares that a portion of the above described property has been used for hazardous waste management. Hazardous waste management operations were conducted within an area of approximately 9 acres of the 150 acre parcel (Assessor's Parcel Numbers 7-018-13, 7-029-6, 7-030-21, and 9-022-01). The survey plat, sent to Lake County Environmental Management on February 22, 1993, identifies the locations of hazardous waste. Operations were conducted under Land Use Permit No. 76-65 issued by the County of Lake on June 3, 1976 and expanded on July 3, 1978.

The Benson Ridge facility received liquid, sludge, and solid wastes from the geothermal industry in the Geysers area. The facility ceased receiving wastes in 1984. Closure of the facility, conducted during 1991 and 1992, consisted of solidifying/stabilizing waste prior to its transfer to the two cells of the Waste Consolidation Area (WCA) located in the northern portion of the facility, construction of an evaporation basin for remediation of impacted groundwater, installation of a groundwater control system, construction of engineered closure covers over the WCA and waste excavation area (WEA), and construction of a surface water runoff control system. Approximately 103,000 cubic yards of waste, subsoils, and solidification agents are contained in the WCA. No wastes remain in the WEA.

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The declaration and restriction is made in accordance with Title 22 California Code of Regulations, Sections 66265.116 and 66265.119.

PRELIMINARY CHANGE OF OWNERSHIP REPORT

(To be completed by transferee (buyer) prior to transfer of subject property in accordance with Section 480.3 of the Revenue and Taxation Code.)

| FOR RECORDER: | Recorded Book | Page | Date | Document No. |
|---------------|---------------|------|------|--------------|
|---------------|---------------|------|------|--------------|

SELLER: IT Corporation  
BUYER: IT Corporation  
ASSESSOR'S PCL#: 7-018-13, 7-029-6, 7-030-21, & 9-022-01

ADDRESS (if improved):

MAIL TAX INFORMATION TO: Name

Address: 23456 Hawthorne Blvd.  
Torrance, CA 90505

The property which you acquired may be subject to a supplemental assessment in an amount to be determined by the San Francisco County Assessor. For further information on your supplemental roll obligation, please call the San Francisco County Assessor at 558-5151.

1. Transfer information:

- A. Was this transfer solely between husband and wife, addition of a spouse, death of a spouse, divorce settlement, etc? a. ( ) YES b. ( ) NO
- B. Was this transaction only a correction of the name(s) of the person(s) holding title to the property? a. ( X ) YES b. ( ) NO
- C. Was this document recorded to create, terminate, or reconvey a lender's interest in the property? a. ( ) YES b. ( ) NO
- D. Was this transaction recorded only to create, terminate, or reconvey a security interest (e.g., co signer)? a. ( ) YES b. ( ) NO
- E. Was this document recorded to substitute a trustee under a trust agreement? a. ( ) YES b. ( ) NO
- F. Did this transfer result in the creation of a joint tenancy in which the seller (transferor) remains as one of the joint tenants? a. ( ) YES b. ( ) NO
- G. Does this transfer return property to the person who created the joint tenancy (original transferor)? a. ( ) YES b. ( ) NO
- H. Is this transfer of property:
- a. to a trust for the benefit of the grantor? a. ( ) YES b. ( ) NO
- b. to a revocable trust? a. ( ) YES b. ( ) NO
- c. to a trust from which the property reverts to the grantor within 12 years? a. ( ) YES b. ( ) NO
- I. If this property is subject to a lease, is the remaining lease term 35 years or more including written options? a. ( ) YES b. ( ) NO
- J. If this transfer is excluded from a change of ownership as defined in Section 62 of the Revenue and Taxation Code for any reason other than those listed above, set forth the specific exclusion claimed: \_\_\_\_\_

IF YOU HAVE ANSWERED "NO" TO QUESTIONS A THROUGH I, INCLUSIVE, AND HAVE NOT CLAIMED ANY OTHER EXCLUSIONS UNDER J, PLEASE COMPLETE THE BALANCE OF FORM. OTHERWISE SIGN AND DATE.

2. Type of Property Transferred:
- a. ☐ Single-family residence
- b. ☐ Multiple-family residence (no. of units: \_\_\_\_\_)
- c. ☐ Co-op
- d. ☐ Condominium
- e. ☐ Mobilehome
- f. ☐ Unimproved lot
- g. ☐ Commercial/Industrial
- h. ☐ Other (description: \_\_\_\_\_)
3. a. Cash Downpayment or Value of Trade (excluding closing cost): \$ \_\_\_\_\_
- b. 1st Deed of Trust at \_\_\_\_\_ % interest for \_\_\_\_\_ years. Amount \$ \_\_\_\_\_
- ☐ Fixed Rate ☐ Variable Rate
- ☐ New Loan ☐ Assumed Existing Loan Balance
- ☐ FHA ☐ Finance Company
- ☐ Cal-Vet ☐ Savings & Loan
- ☐ VA ☐ Loan Carried by Seller
- ☐ Bank ☐ All Inclusive
- Balloon Payment ☐ Yes ☐ No: \$ \_\_\_\_\_
- c. 2nd Deed of Trust at \_\_\_\_\_ % interest for \_\_\_\_\_ years. Amount \$ \_\_\_\_\_
- ☐ Fixed Rate ☐ Variable Rate
- ☐ New Loan ☐ Assumed Existing Loan Balance
- ☐ Loan Carried by Seller ☐ Balloon Payment ☐ Yes ☐ No: \$ \_\_\_\_\_
- d. Was other type of financing involved not covered in (b) or (c) above? a. ☐ YES b. ☐ NO
- ☐ Fixed Rate ☐ Variable Rate
- ☐ New Loan ☐ Assumed Existing Loan Balance
- ☐ Loan Carried By Seller ☐ Balloon Payment ☐ Yes ☐ No: \$ \_\_\_\_\_
- e. Improvement Bond: \$ \_\_\_\_\_
- Outstanding Balance: Amount \$ \_\_\_\_\_
- f. Total Purchase Price or Acquisition Price, if Exchanged: \$ \_\_\_\_\_
4. Was any personal property included in the purchase other than a mobilehome subject to local property tax? a. ☐ YES b. ☐ NO
- If yes, enter amount and attach itemized list of personal property. c. Amount \$ \_\_\_\_\_
5. Transfer is by:
- a. ☐ Deed; b. ☐ Contract of Sale;
- c. ☐ Foreclosure; d. ☐ Other—Explain: \_\_\_\_\_
6. Was only a partial interest in the property transferred? a. ☐ YES b. ☐ NO
- If "YES" indicate the percentage transferred. c. \_\_\_\_\_ %
7. a. ☐ Date of Transfer \_\_\_\_\_ or b. ☐ If an Inheritance, Date of Death \_\_\_\_\_
8. Is, or will, the property (b) producing income? a. ☐ YES b. ☐ NO
9. If answer to Question 8 is yes, is income pursuant to: a. ☐ Lease; b. ☐ Contract;
- c. ☐ Mineral rights; d. ☐ Other—Explain: \_\_\_\_\_
10. Did the transfer of this property involve the trade or exchange of other real property? a. ☐ YES b. ☐ NO
- \*11. Is this property intended as your principal residence? a. ☐ YES b. ☐ NO
- If yes, enter date of occupancy \_\_\_\_\_ or intended occupancy \_\_\_\_\_

\*If this date will be the same as the recording date, enter "See Recording Date".

I certify that the foregoing is true, correct and complete to the best of my knowledge and belief.

**IT Corporation**

Signed \_\_\_\_\_ Date: 10/15/92

BY: **James M. Redwine** (New Owner/Corporate Officer)

Address if other than above \_\_\_\_\_

Phone No. Where you are available from 8:00 a.m. — 5:00 p.m. ( 310 ) 791-2563

(NOTE: The Assessor may contact you for further information.)

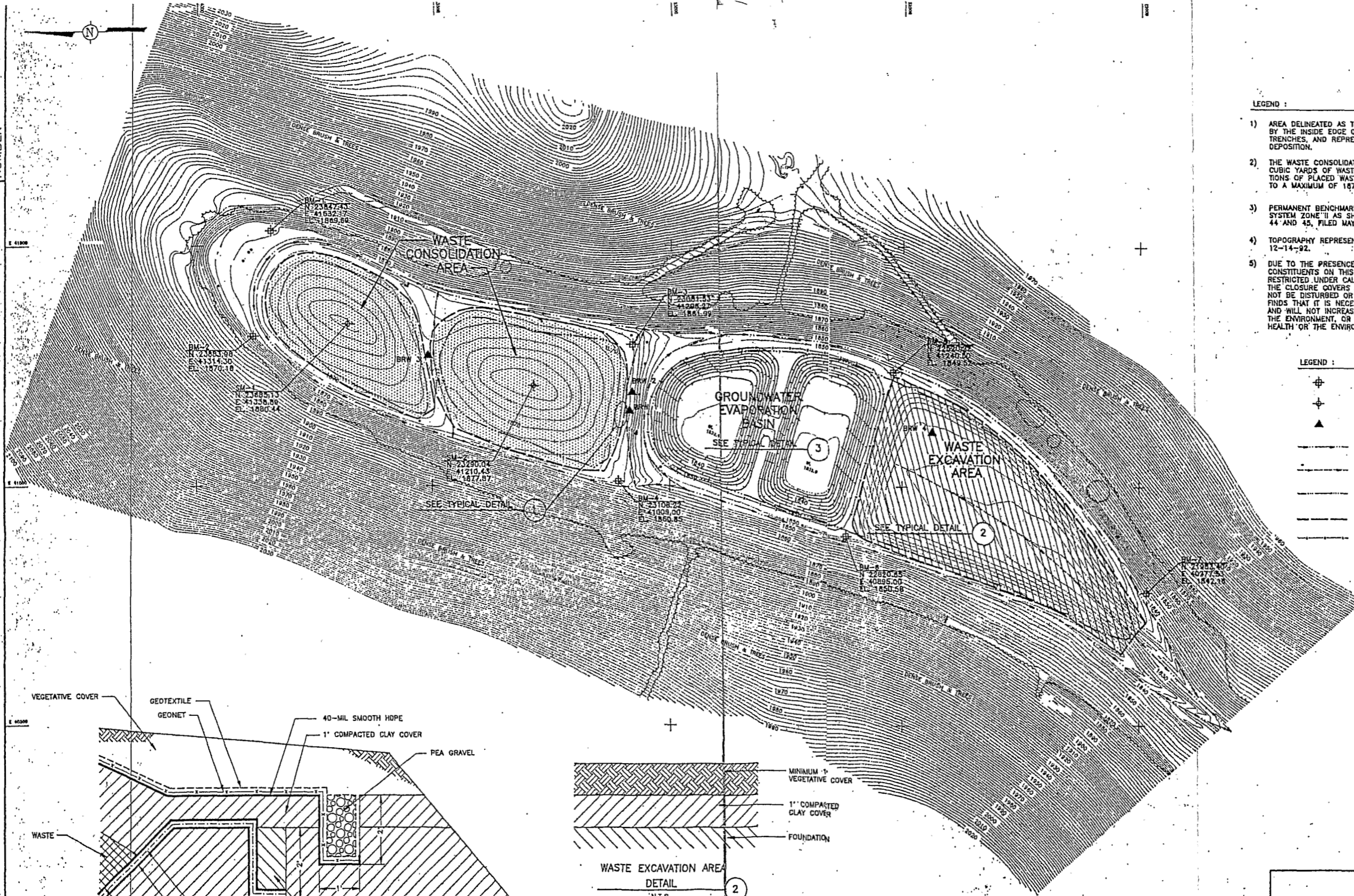
If a document evidencing a change of ownership is presented to the recorder for recordation without the concurrent filing of a preliminary change of ownership report, the recorder will charge an additional recording fee of twenty dollars (\$20.). The additional fee shall not be charged if the document is accompanied by an affidavit that the transferee is not a resident of California.

#### AFFIDAVIT OF NON-RESIDENT TRANSFEREE

The Transferee (buyer) named above is a resident of \_\_\_\_\_ and not a resident in the State of California.

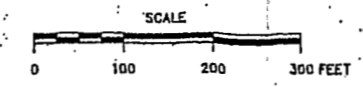
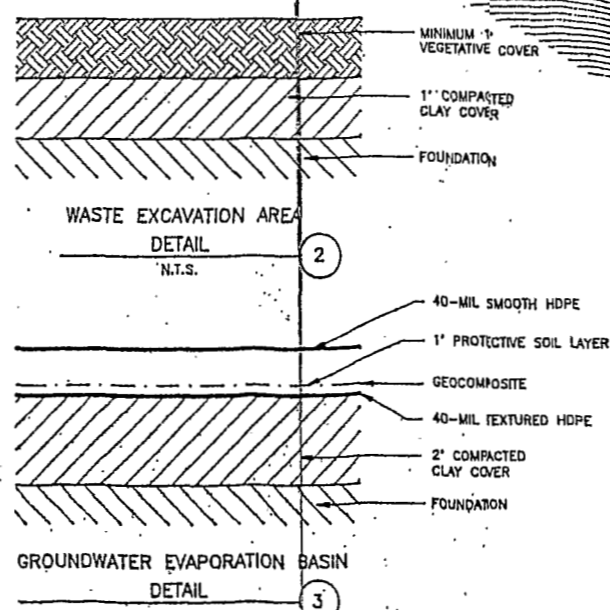
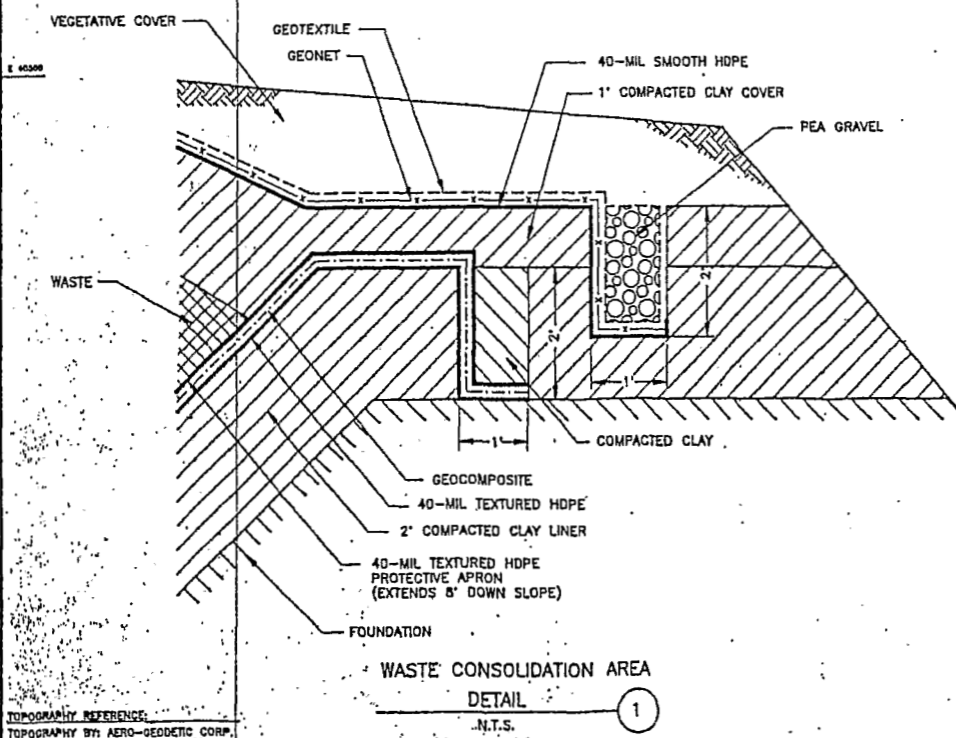
Signed \_\_\_\_\_ Date: \_\_\_\_\_

(New Owner/Corporate Officer)



- LEGEND :
- 1) AREA DELINEATED AS THE WASTE CONSOLIDATION AREA IS BOUNDED BY THE INSIDE EDGE OF THE SYNTHETIC COVER SYSTEM ANCHOR TRENCHES, AND REPRESENTS THE LATERAL EXTENT OF FINAL WASTE DEPOSITION.
  - 2) THE WASTE CONSOLIDATION AREA CONTAINS APPROXIMATELY 103,000 CUBIC YARDS OF WASTE, SUBSOILS AND STABILIZING AGENTS. ELEVATIONS OF PLACED WASTE MATERIAL RANGE FROM A MINIMUM OF 1833 TO A MAXIMUM OF 1877 FEET.
  - 3) PERMANENT BENCHMARKS ARE BASED ON CALIFORNIA COORDINATE SYSTEM ZONE "II" AS SHOWN ON BOOK 14, PARCEL MAPS, PAGES 44 AND 45, FILED MAY 17, 1978.
  - 4) TOPOGRAPHY REPRESENTS FINAL AS-BUILT CONDITIONS AS OF 12-14-92.
  - 5) DUE TO THE PRESENCE OF HAZARDOUS WASTE AND HAZARDOUS WASTE CONSTITUENTS ON THIS PROPERTY, THE USE OF THE PROPERTY IS RESTRICTED UNDER CALIFORNIA CODE OF REGULATIONS 22-68265. THE CLOSURE COVERS AND THE OTHER SYSTEM COMPONENTS SHALL NOT BE DISTURBED OR DESTROYED UNLESS THE STATE OF CALIFORNIA FINDS THAT IT IS NECESSARY TO THE PROPOSED USE OF THE PROPERTY AND WILL NOT INCREASE THE POTENTIAL HAZARD TO HUMAN HEALTH OR THE ENVIRONMENT, OR IT IS NECESSARY TO REDUCE A THREAT TO HUMAN HEALTH OR THE ENVIRONMENT.

- LEGEND :
- PERMANENT BENCHMARK
  - SETTLEMENT MONUMENT
  - RECOVERY WELL
  - SURFACE WATER DRAINAGE DITCH FLOW LINE
  - SURFACE WATER DRAINAGE SWALE
  - LIMIT OF PRE-CLOSURE WASTE MANAGEMENT UNITS
  - LIMIT OF CLOSURE COVERS
  - FENCE



|   |              |             |              |
|---|--------------|-------------|--------------|
| IT CORPORATION<br>BENSON RIDGE FACILITY |              |             |              |
| SURVEY PLAT OF CLOSED FACILITY          |              |             |              |
|   |              |             |              |
| DESIGNED BY                             | A. GREENBERG | CHECKED BY  | 46 8Feb93    |
| DRAWN BY                                | J. CLUGSTON  | APPROVED BY |              |
|   |              |             | SHEET 1 of 1 |

# RECORD OF SURVEY

A PORTION OF 'PARCEL "C" BOOK 14, PARCEL MAPS, PAGES 44 & 45, FILED MAY 17, 1978, BEING PORTIONS OF SECTIONS 19 AND 30, T.13N., R.8W., AND A PORTION OF SECTIONS 24 AND 25, T.13N., R.9W., M.D.B. & M. LAKE COUNTY, CALIFORNIA

DECEMBER 17, 1992

## BASIS OF BEARINGS

CALIFORNIA COORDINATE SYSTEM - ZONE II, AS SHOWN ON BOOK 14, PARCEL MAPS, PAGES 44 & 45, FILED MAY 17, 1978.

## SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AT THE REQUEST OF IT CORPORATION IN DECEMBER 1992.

*Clifford D. Ruzicka*  
CLIFFORD D. RUZICKA

R.C.E. 14961

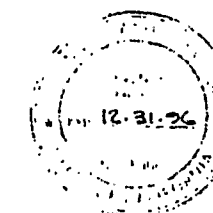
EXP 3-31-93

## COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYOR'S ACT THIS 28TH DAY OF DECEMBER, 1992

*G.R. Shaul*  
COUNTY SURVEYOR

*Steven K. Farr*  
STEVEN K. FARR L.S.5900  
DEPUTY



## COUNTY RECORDER'S STATEMENT

FILED THIS 29TH DAY OF DECEMBER, 1992, AT 10:19 A.M. IN BOOK 57 OF RECORD OF SURVEYS AT PAGE 50 AT THE REQUEST OF CLIFFORD D. RUZICKA.

GENE R. HOKE  
LAKE COUNTY RECORDER

FILE NO. 92-26950  
FEE \$63

BY: *James L. Hatcher*  
DEPUTY

## LEGEND

- ⊙ SECTION MONUMENT RECORD DATA
- + C.H.C. MONUMENTS OF RECORD
- △ SET 2.5 IN. BRASS MONUMENTS IN CONCRETE

( ) RECORD DATA, BOOK 14, PARCEL MAPS, PAGES 44 AND 45, FILED MAY 17, 1978.

